

101.0

0005

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

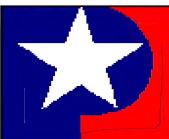
865,800 / 865,800

USE VALUE:

865,800 / 865,800

ASSESSED:

865,800 / 865,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 35 | | GREELEY CIR, ARLINGTON |

| Legal Description | | User Acct |
|-------------------|--|-----------|
| | | 65271 |
| | | GIS Ref |
| | | GIS Ref |
| | | Insp Date |
| | | 08/08/18 |

| OWNERSHIP | Unit #: |
|------------------------------------|---------|
| Owner 1: MANNION JOHN M-MARGARET M | |
| Owner 2: | |
| Owner 3: | |
| Street 1: 35 GREELEY CIRCLE | |
| Street 2: | |

| | | | |
|---------------------|---------------|-------|------------|
| Twn/City: ARLINGTON | St/Prov: MA | Cntry | Own Occ: Y |
| | Postal: 02474 | | Type: |

| PREVIOUS OWNER |
|----------------|
| Owner 1: |
| Owner 2: |
| Street 1: |
| Twn/City: |
| St/Prov: |
| Postal: |

| NARRATIVE DESCRIPTION | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| This parcel contains .281 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Wood Shingle Exterior and 2137 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms. | |

| OTHER ASSESSMENTS | | | |
|-------------------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |

| PROPERTY FACTORS | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 12250 | Sq. Ft. | Site | | | 0 | 70. | 0.64 | 5 | | | | | | | | | 551,252 | | | | | | 551,300 | |

| PREVIOUS ASSESSMENT | | Parcel ID | | 101.0-0005-0016.0 | | USER DEFINED | |
|-------------------------|-----|--------------------------------|------------|-------------------|-----------------|----------------|-----------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value |
| 2022 | 101 | FV | 314,500 | 0 | 12,250. | 551,300 | 865,800 |
| 2021 | 101 | FV | 304,800 | 0 | 12,250. | 551,300 | 856,100 |
| 2020 | 101 | FV | 304,800 | 0 | 12,250. | 551,300 | 856,100 |
| 2019 | 101 | FV | 239,600 | 0 | 12,250. | 559,100 | 798,700 |
| 2018 | 101 | FV | 233,600 | 0 | 12,250. | 417,400 | 651,000 |
| 2017 | 101 | FV | 233,600 | 0 | 12,250. | 378,000 | 611,600 |
| 2016 | 101 | FV | 233,600 | 0 | 12,250. | 362,300 | 595,900 |
| 2015 | 101 | FV | 193,700 | 0 | 12,250. | 307,100 | 500,800 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 405.11 | /Parcel: 405.11 | | Land Unit Type: |
| St/Prov: MA | | Cntry | | Entered Lot Size | | Date | |
| Postal: 02474 | | Type: | | Total Land: | | 12/23/2021 | |
| St/Prov: MA | | Cntry | | Notes | | 12/10/2020 | |
| Postal: 02474 | | Type: | | Year end | | 12/18/2019 | |
| St/Prov: MA | | Cntry | | Year End Roll | | 1/3/2019 | |
| Postal: 02474 | | Type: | | Year End Roll | | 12/20/2017 | |
| St/Prov: MA | | Cntry | | Year End Roll | | 1/3/2017 | |
| Postal: 02474 | | Type: | | Year End | | 1/4/2016 | |
| St/Prov: MA | | Cntry | | Year End Roll | | 12/11/2014 | |
| Postal: 02474 | | Type: | | Notes | | 8104! | |
| St/Prov: MA | | Cntry | | Grantor | | Date | |
| Postal: 02474 | | Type: | | Legal Ref | | 12/30/21 | |
| St/Prov: MA | | Cntry | | Type | | 06:44:30 | |
| Postal: 02474 | | Type: | | Date | | 12/01/20 | |
| St/Prov: MA | | Cntry | | Time | | 10:20:53 | |
| Postal: 02474 | | Type: | | Notes | | jorourke | |
| St/Prov: MA | | Cntry | | PAT ACCT. | | 8104 | |
| Postal: 02474 | | Type: | | Grantor | | ASR Map: | |
| St/Prov: MA | | Cntry | | Legal Ref | | Fact Dist: | |
| Postal: 02474 | | Type: | | Type | | Reval Dist: | |
| St/Prov: MA | | Cntry | | Date | | Year: | |
| Postal: 02474 | | Type: | | Time | | LandReason: | |
| St/Prov: MA | | Cntry | | Notes | | BldReason: | |
| Postal: 02474 | | Type: | | Date | | CivilDistrict: | |
| St/Prov: MA | | Cntry | | Time | | Ratio: | |
| Postal: 02474 | | Type: | | Notes | | | |

| BUILDING PERMITS | | ACTIVITY INFORMATION | |
|------------------|--------------|--------------------------------|---------|
| Date | Number | Result | By |
| 8/8/2018 | Meas/Inspect | CC | Chris C |
| 12/4/2008 | Meas/Inspect | 163 | PATRIOT |
| 10/22/1999 | Meas/Inspect | 256 | PATRIOT |
| 7/27/1991 | | KT | |
| Sign: | | VERIFICATION OF VISIT NOT DATA | |
| | | / / / | |

| | | | | | | | | | | | | | | | | | |
|------------------------------------|----------------|-----------------|-----|---------------------------|-----------------|---------|-----|-------------------------|---------------------------------|-----------|----------|----------------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 6 | Colonial | | | Full Bath: 2 | Rating: Average | | | | | | | | | | | | |
| Sty Ht: 2 | 2 - 2 Story | | | A Bath: | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | |
| Foundation: 1 | - Concrete | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 1 | - Wood | | | 1/2 Bath: | Rating: | | | | | | | | | | | | |
| Prime Wall: 1 | - Wood Shingle | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: 2 | - Clapboard | 25 % | | OthrFix: | Rating: | | | | | | | | | | | | |
| Roof Struct: 1 | - Gable | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: 1 | - Asphalt Shgl | | | Kits: 1 | Rating: Average | | | 1st Res Grid | Desc: Line 1 | # Units 1 | | | | | | | |
| Color: RED | | | | A Kits: | Rating: | | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | | | Other | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | |
| Grade: C | - Average | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | |
| Year Blt: 1958 | Eff Yr Blt: | | | Location: | | | | Lvl 1 | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | Lower | | | | | | | | | |
| Jurisdct: | | Fact: . | | Floor: | | | | Totals | RMS: 9 | BRs: 5 | Baths: 2 | HB | | | | | |
| Const Mod: | | | | % Own: | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Lump Sum Adj: | | | | Name: | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | |
| INTERIOR INFORMATION | | | | Phys Cond: AV | - Average | 31 % | | Interior: | 1 | 9 | 5 | | | | | | |
| Avg Ht/FL: STD | | | | Functional: | | % | | Additions: | | | | | | | | | |
| Prim Int Wal: 2 | - Plaster | | | Economic: | | % | | Kitchen: | | | | | | | | | |
| Sec Int Wall: | | % | | Special: | | % | | Baths: | | | | | | | | | |
| Partition: T | - Typical | | | Override: | | % | | Plumbing: | | | | | | | | | |
| Prim Floors: 3 | - Hardwood | | | Total: 31 % | | | | Electric: | | | | | | | | | |
| Sec Floors: 4 | - Carpet | 25 % | | CALC SUMMARY | | | | Heating: | | | | | | | | | |
| Bsmnt Flr: 4 | - Carpet | | | Basic \$ / SQ: 130.00 | | | | General: | | | | | | | | | |
| Subfloor: | | | | Size Adj: 1.27122831 | | | | COMPARABLE SALES | | | | | | | | | |
| Bsmnt Gar: 2 | | | | Const Adj: 1.00749993 | | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | |
| Electric: 3 | - Typical | | | Adj \$ / SQ: 166.499 | | | | | | | | | | | | | |
| Insulation: 2 | - Typical | | | Other Features: 89500 | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Grade Factor: 1.00 | | | | | | | | | | | | | |
| Heat Fuel: 1 | - Oil | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | |
| Heat Type: 3 | - Forced H/W | | | NBHD Mod: | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | Adj Total: 455824 | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | Depreciation: 141305 | | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | Depreciated Total: 314518 | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | AvRate: | Ind.Val | | | | | | | | | | | |
| Make: | | Model: | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | |
| PARCEL ID 101.0-0005-0016.0 | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 2 | Frame Shed | D | Y | | 18x12 | A | AV | 2006 | 0.00 | T | 10.4 | 101 | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | |